

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 18, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Smyth, citing outstanding issues, MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON RZ-2000-PR-007 AND FDP-2000-PR-007, JCE, INC., TO A DATE CERTAIN OF OCTOBER 25, 2000.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

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Commissioner Smyth noted that an upcoming special permit amendment scheduled to be heard by the Board of Zoning Appeals had land use implications and a history of neighborhood concerns. She therefore MOVED THAT THE PLANNING COMMISSION REVIEW SPA-83-P-057-4, KOREAN PRESBYTERIAN CENTRAL CHURCH, AND HOLD A PUBLIC HEARING ON JANUARY 14, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

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FSA-M96-23-1 - AT&T WIRELESS SERVICES, 6188 Wilson Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES, LOCATED AT THE PATRICK HENRY WATER TOWER, WHICH IS LOCATED AT 6188 WILSON BOULEVARD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-M96-23 ON JANUARY 16, 1997. THEREFORE IT'S RECOMMENDED THAT THESE MODIFICATIONS SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

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SEA-97-Y-012-2 - SUN LIFE ASSURANCE CO.

SE-00-Y-024 - SUN LIFE ASSURANCE CO. (Decisions Only)

(The public hearing on these applications was held on September 28, 2000. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-97-Y-012-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-Y-024, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 2.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

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S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this item was held on September 28, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT PROPOSED OUT-OF-TURN POLICY PLAN AMENDMENT S00-CW-2CP, AS PRESENTED ON PAGES 8 THROUGH 12 OF THE STAFF REPORT DATED AUGUST 21, 2000, WITH THE FOLLOWING ADDITIONS, DATED OCTOBER 12, 2000:

ADD TEXT TO POLICY d AS SHOWN ON PAGES 9 AND 10 TO READ AS FOLLOWS: "PRESERVE THE INTEGRITY AND THE SCENIC AND RECREATIONAL VALUE OF STREAM VALLEY EQCs WHEN LOCATING AND DESIGNING STORMWATER DETENTION AND BMP FACILITIES. IN GENERAL, SUCH FACILITIES SHOULD NOT BE PROVIDED WITHIN STREAM VALLEY EQCs UNLESS THEY ARE DESIGNED TO PROVIDE REGIONAL BENEFIT OR UNLESS THE EQCs HAVE BEEN SIGNIFICANTLY DEGRADED. WHEN FACILITIES WITHIN THE EQC ARE APPROPRIATE, ENCOURAGE THE CONSTRUCTION OF FACILITIES THAT MINIMIZE CLEARING AND GRADING, SUCH AS EMBANKMENT-ONLY PONDS OR FACILITIES THAT ARE OTHERWISE DESIGNED TO MAXIMIZE POLLUTANT REMOVAL, WHILE PROTECTING, ENHANCING AND/OR RESTORING THE ECOLOGICAL INTEGRITY OF THE EQC."

ADD TO PAGE 11 A NEW BULLET TO GO BETWEEN THE THIRD AND FOURTH BULLET POINTS, TO READ: "WHERE APPROPRIATE, USE PROTECTIVE EASEMENTS IN AREAS OUTSIDE OF PRIVATE RESIDENTIAL LOTS AS A MECHANISM TO PROTECT WOODED AREAS AND STEEP SLOPES."

ALSO ADD TEXT TO THE LAST PARAGRAPH OF OBJECTIVE 9, POLICY a, LOCATED ON PAGE 93 OF THE 1990 EDITION OF THE POLICY PLAN AND ALSO PRESENTED ON PAGE A-2 OF THE STAFF REPORT, AT THE END OF THE PARAGRAPH, TO READ AS FOLLOWS: "THE USE OF PROTECTIVE EASEMENTS AS A MEANS OF PRESERVATION SHOULD BE CONSIDERED."

FINALLY, ADD TO THE FIRST SENTENCE OF THE LAST PARAGRAPH OF POLICY k: "AND OTHER IMPACTS."

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Downer and Murphy absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. PCA-1996-HM-044-2 - DULLES CORNER PROPERTIES LLC
FDP-1996-HM-044 - DULLES CORNER PROPERTIES LLC
PCA-86-C-029-8 - DULLES CORNER PROPERTIES LLC
FDPA-86-C-029-4 - DULLES CORNER PROPERTIES LLC
PCA-88-C-066-4 - DULLES CORNER PROPERTIES LLC
FDP-88-C-066 - DULLES CORNER PROPERTIES, LLC
2. 2232-B00-29 - FAIRFAX COUNTY PARK AUTHORITY

This order was accepted without objection.

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PCA-1996-HM-044-2 - DULLES CORNER PROPERTIES LLC - Appl. to amend the proffers for RZ-1996-HM-044 to permit office use w/no attributable FAR on property located in the S.E. quadrant of the intersection of Horse Pen Rd. & Old Horse Pen Rd. on approx. 1.22 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((1))pt. 23A. (Concurrent w/FDP- 1996-HM-044, PCA-86-C-029-8, FDPA-86-C-029-4, PCA-88-C-066-4 & FDP-88-C-066.) HUNTER MILL DISTRICT.

FDP-1996-HM-044 - DULLES CORNER PROPERTIES LLC - Appl. to approve the final development plan for RZ-1996-HM-044 to permit office use on property located in the S.E. quadrant of the intersection of Horse Pen Rd. & Old Horse Pen Rd. on approx. 1.22 ac. zoned PDC. Tax Map 15-4((1))pt. 23A. (Concurrent w/PCA-1996-HM-044-2, PCA-86-C-029-8, FDPA-86-C-029-4, PCA-88-C-066-4 & FDP-88-C-066.) HUNTER MILL DISTRICT.

PCA-86-C-029-8 - DULLES CORNER PROPERTIES LLC - Appl. to amend the proffers for RZ-86-C-029 to permit office use at an overall FAR of 0.86 on property located on the W. side of Horse Pen Rd., immediately opposite its intersection w/Coppermine Rd. on approx. 31.34 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((1))13, 13B. (Concurrent w/FDPA-86-C-029-4, PCA-1996-HM-044-2, FDP-1996-HM-044, PCA-88-C-066-4 & FDP-88-C-066.) HUNTER MILL DISTRICT.

FDPA-86-C-029-4 - DULLES CORNER PROPERTIES LLC - Appl. to amend the final development plan for RZ-86-C-029 to permit commercial & office uses on property located on the W. side of Horse Pen Rd., immediately opposite its intersection w/Coppermine Rd. on

PCA-1996-HM-044-2 and FDP-1996-HM-044
PCA-86-C-029-8 and FDPA-86-C-029-4
PCA-88-C-066-4 and FDP-88-C-066
DULLES CORNER PROPERTIES, LLC

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approx. 31.34 ac. zoned PDC. Tax Map 15-4((1))13B, 13. (Concurrent w/PCA-86-C-029-8, PCA-1996-HM-044-2, FDP-1996-HM-044, PCA-88-C-066-4 & FDP-88-C-066.) HUNTER MILL DISTRICT.

PCA-88-C-066-4 - DULLES CORNER PROPERTIES LLC - Appl. to amend the proffers for RZ-88-C-066 to permit office use w/no attributable FAR on property located on the E. side of Old Horse Pen Rd., approx. 500 ft. S. of the intersection of Horse Pen Rd. & Old Horse Pen Rd. on approx. 1.39 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((1))pt. 23A & Horse Pen Rd. public right-of-way to be vacated and/or abandoned. (Concurrent w/FDP-88-C-066, PCA-1996-HM-044-2, FDP-1996-HM-044, PCA-86-C-029-8 & FDPA-86-C-029-4.) (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way for Horse Pen Rd. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) HUNTER MILL DISTRICT.

FDP-88-C-066 - DULLES CORNER PROPERTIES, LLC - Appl. to approve the final development plan for RZ-88-C-066 to permit office use on property located on Old Horse Pen right-of-way S. of the Horse Pen Rd. & Coppermine Rd. intersection on approx. 1.39 ac. zoned PDC. Tax Map 15-4((1))pt. 23A & portions of Horse Pen Rd. public right-of-way to be vacated and/or abandoned. (Concurrent w/PCA-88-C-066-4, PCA-1996-HM-044-2, FDP-1996-HM-044, PCA-86-C-029-8 & FDPA-86-C-029-4.) (Approval of this appl. may enable the vacation &/or abandonment of portions of the public rights-of-way for Horse Pen Rd. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated October 10, 2000. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to a question from Commissioner Palatiello, Mr. Mayland confirmed that the proposed proffers had been revised to include a new proffer regarding contribution of money or land for park purposes.

PCA-1996-HM-044-2 and FDP-1996-HM-044,
PCA-86-C-029-8 and FDPA-86-C-029-4,
PCA-88-C-066-4 and FDP-88-C-066
DULLES CORNER PROPERTIES, LLC

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In response to further questions from Commissioner Palatiello, Mr. Mayland also confirmed that the development conditions had been revised to reinforce previous waivers and modifications of Chesapeake Bay Act regulations.

In response to questions from Commissioner Palatiello, Ms. Lynn Tadlock, Park Authority, explained that the Public Facilities Manual allowed various types of surfaces for trails.

Ms. Baker presented a brief history of the Dulles Corner development. She noted that the applicant was requesting revisions to the layout of buildings on the site, with no increase in the floor area ratio (FAR). She added that the applicant was working with Verizon, an adjacent property owner in the process of expanding its use, to provide joint coordination of access. Ms. Baker listed the amenities to be provided with these applications and pointed out that the proposal was in harmony with the Comprehensive Plan and had the support of the Hunter Mill Land Use Committee.

In response to questions from Commissioner Palatiello, Ms. Baker confirmed that the applicant concurred with the revised proffers.

In response to questions from Commissioner Palatiello, Mr. Mayland confirmed that the applicant was within the overall cap on FAR and would be providing excess open space.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-86-C-029-8 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 18, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-6-029-4, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2000 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-86-C-029-8, PCA-88-C-066-4 AND PCA-1996-HM-044-2.

PCA-1996-HM-044-2 and FDP-1996-HM-044,
PCA-86-C-029-8 and FDPA-86-C-029-4,
PCA-88-C-066-4 and FDP-88-C-066
DULLES CORNER PROPERTIES, LLC

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Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-88-C-066-4 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 18, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-8-066, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2000 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-86-C-029-8, PCA-88-C-066-4 AND PCA-1996-H-044-2.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ITS APPROVAL OF PCA-1996-HM-044-2 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 18, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1996-HM-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2000 AND WITH THE BOARD'S APPROVAL OF PCA-86-C-029-8, PCA-88-C-066-4 AND PCA-1996-HM-044-2.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL

PCA-1996-HM-044-2 and FDP-1996-HM-044,
PCA-86-C-029-8 and FDPA-86-C-029-4,
PCA-88-C-066-4 and FDP-88-C-066
DULLES CORNER PROPERTIES, LLC

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SCREENING REQUIREMENTS ADJACENT TO TAX MAP 15-4((1))24, IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA/FDP.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALSO ALONG TAX MAP 15-4((1))24.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG ENTERPRISE DRIVE, ADJACENT TO TAX MAP 15-4((1))22J, IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA/FDP.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALSO ALONG ENTERPRISE DRIVE, ADJACENT TO TAX MAP 15-4((1))22J.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Downer and Murphy absent from the meeting.

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2232-B00-29 - FAIRFAX COUNTY PARK AUTHORITY - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia to add new recreational facilities & expand existing recreational facilities & parking at Wakefield Park on approx. 292.59 ac. on property located at the N.W. quadrant of Braddock Rd. & I-495. Tax Map 70-2((8))B; 70-3((11))A; ((7))A, C, D, E; 70-4((1))1, 2 BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. Pam Nee, Planning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Ms. Winnie Shapiro, 10424 Collingham Drive, Fairfax, Braddock District Park Authority Board member, explained that the proposed plan for Wakefield Park had been formulated with the help of a task force formed at the urging of Supervisor Sharon Bulova. She supported the proposal outlined in the staff report.

Ms. Emily McCoy, 2803A Laramie Place, Alexandria, representing the Action Plan Review Team for Softball, noted that the new plan included two softball fields. She also supported the staff proposal.

Mr. Jim Collins, 243 Church Street, NW, Vienna, representing Reston Softball, spoke in support of the new plan for Wakefield Park.

Mr. Kevin Norris, 4637 Randolph Drive, Annandale, also supported the staff proposal.

Ms. Terry Wanbaugh, 5503 Lakewhite Court, Fairfax, representing the Braddock District on the Commission for Women, spoke in support of the application.

Commissioner Harsel noted that the majority of the facilities on the new plan were oriented towards the middle of the park and would not significantly impact any residential areas. She added that two previously proposed facilities, a winter sports area and a new Park Authority Headquarters building, had been eliminated from the plan.

In response to questions from Commissioner Palatiello, Mr. Joseph Sicenavage, Park Authority, explained that the skate park and roller hockey rink might be fee-based facilities, but a final determination on that point had not yet been made. He stated that the ball fields, volleyball courts, tennis courts, and horseshoe courts would be open to the public without charge.

In response to further questions from Commissioner Palatiello, Mr. Sicenavage explained that the Park Authority Board decided whether fees would be charged for certain uses at Park Authority facilities.

There being no further comments or questions from the Commission and Ms. Nee having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION MOVE APPROVAL IN ACCORDANCE WITH SECTION 15.2-2232, FOR APPLICATION 2232-B00-29, THAT IT IS AN EXISTING RECREATION FACILITY AND MEETS THE CHARACTER, THE EXTENT AND THE LOCATION AND IS IN ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Downer and Murphy absent from the meeting.

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The meeting was adjourned at 9:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 21, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission